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Offers Over  
**£265,000**

# 1/6 Waverley Park Terrace

Abbeyhill | Edinburgh | EH8 8EP

A bright and spacious second floor apartment with stunning views of Arthur's Seat in a sought after modern development and superb central location on the edge of Holyrood Park in Edinburgh's popular Abbeyhill area.

-  3 bedrooms
-  1 public room
-  2 bathrooms
-  Allocated parking space
-  Private front and rear gardens
-  EPC rating – C
-  Council tax band- E



## Description

The apartment is tucked away at the end of a quiet no through road, with direct access into the park, perfect for morning exercise, dog walkers or taking a breather during a busy day of home working. An ideal first home or rental investment, the property is in excellent decorative order throughout and offers flexible, central living together with spectacular open views towards the capital's iconic Arthur's Seat.

The natural light-filled accommodation is accessed via secure entry phone system and briefly comprises: spacious entrance hallway with built-in storage cupboard, comfortable southerly facing reception room with fresh neutral décor, laminate flooring, Juliette balcony and an impressive outlook over Holyrood Park and Arthur's Seat, well equipped breakfasting kitchen fitted with an excellent variety of wood base and wall mounted units, complete with splash tiling, wipe clean worktops and an assortment of built-in appliances, spacious principal bedroom with fitted mirrored wardrobes and en-suite shower room, two further good sized double bedrooms, both with storage, and main family bathroom with three piece white suite, tiling to walls and over-bath shower. The property further benefits from gas central heating, double glazing and extensive loft storage.



## Extras

All white goods, integrated appliances, light fittings, curtains and blinds will be included. All furniture is available via separate negotiation.

## Gardens, Parking and Factor

There are areas of well-maintained communal garden ground throughout the development, together with an allocated parking space, some visitors parking and secure bike storage. The building is managed by Trinity Factoring Services, who manage the communal stair cleaning, communal garden maintenance, communal electricity, and general repairs and maintenance. The annual charge is currently £580.

## Viewing

By appointment through Neilsons (0131 625 2222).





## Location

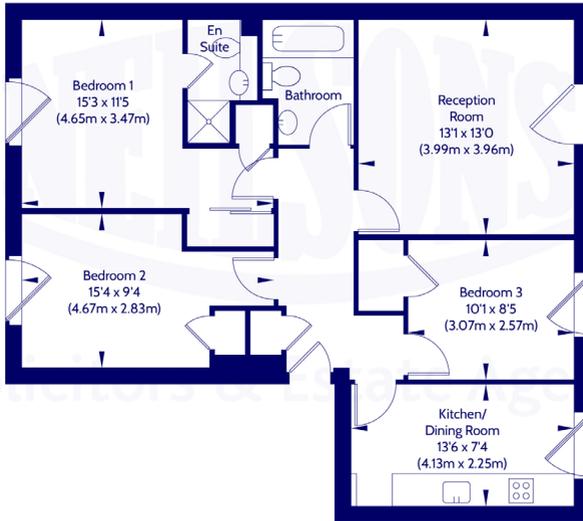
Abbeyhill is a popular area of the city, lying little more than one mile east of Princes Street on the edge of Holyrood Park. Princes Street and the designer shops on George Street and the St James Quarter are within comfortable walking distance or readily accessible via frequent bus services. The Meadowbank retail park also boasts a large branch of Sainsburys and, a little further afield, the Fort Kinnaird retail outlet plays host to a variety of popular High Street Retailers. The sports enthusiast will appreciate proximity to the Meadowbank Stadium, several golf courses and the wonderful open spaces of the Queen's Park. There is a tram stop at York Place providing a direct link with Edinburgh International Airport and Waverley Rail Station is also readily accessible.





Approx. Gross Internal Floor Area 76 Sq M / 815 Sq Ft.

## 2nd Floor



All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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